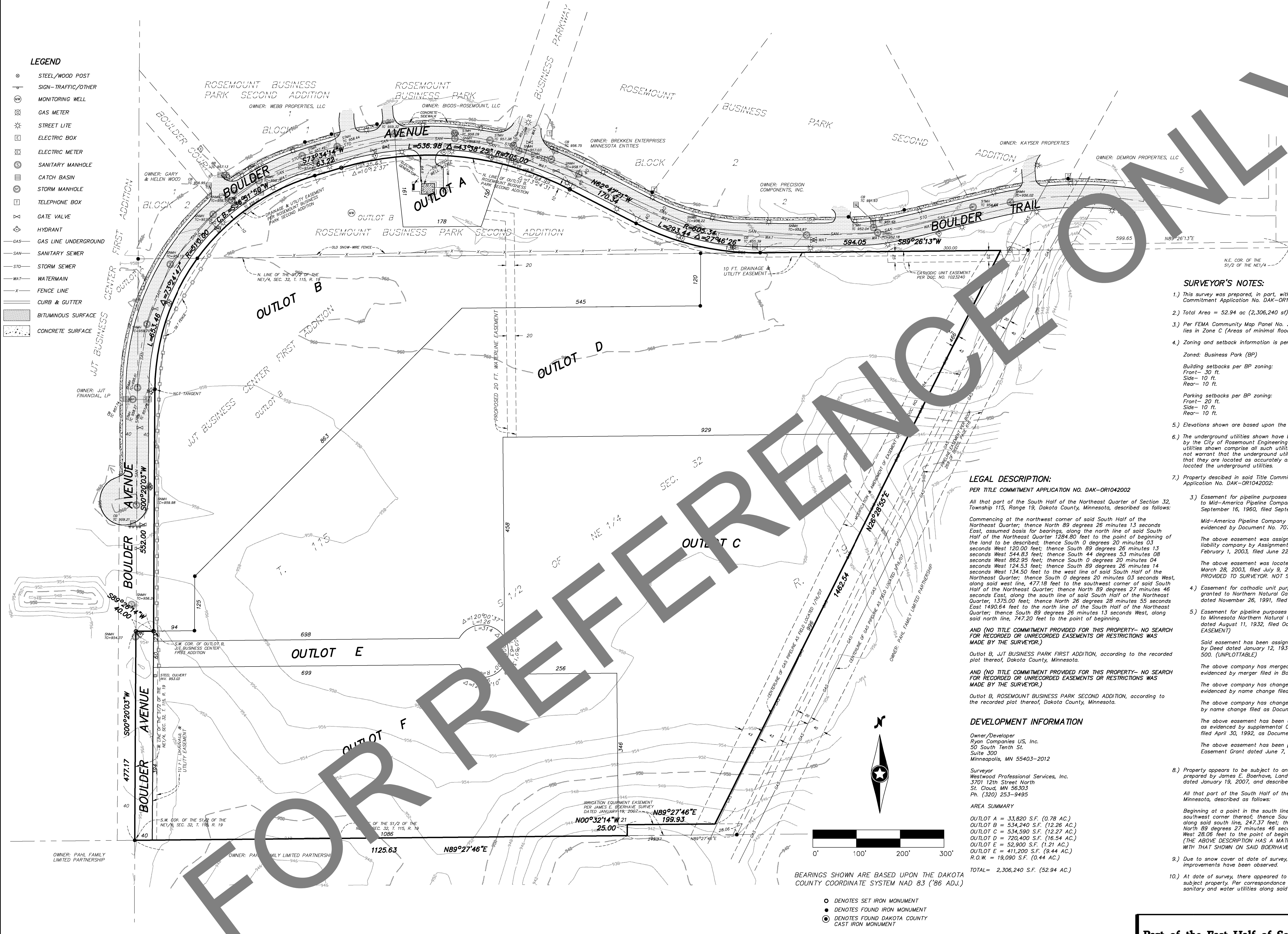


ISSUED FOR PRELIMINARY PLAT APPROVAL - NOT FOR CONSTRUCTION

SHEET # 3/7  
PROJECT # 2007027M  
DATE 5/29/07  
ROSEMOUNT BUSINESS PARK  
THIRD ADDITION  
ROSEMOUNT, MINNESOTA  
PRELIMINARY PLAT

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**SURVEYOR'S NOTES:**

- 1.) This survey was prepared, in part, with benefit of Old Republic National Title Insurance Company Title Commitment Application No. DAK-081042002, with an effective date of December 4, 2006, at 7:00 A.M.
- 2.) Total Area = 52.94 ac (2,306,240 sq ft)
- 3.) Per FEMA Community Map Panel No. 270130010B, with an effective date of July 16, 1980, the subject property lies in Zone C (Area of minimal flooding).
- 4.) Zoning and setback information is per the City of Rosemount Planning and Zoning Department:  
Zoned: Business Park (BP)  
Building setbacks per BP zoning:  
Front-- 30 ft.  
Side-- 10 ft.  
Rear-- 10 ft.  
Parking setbacks per BP zoning:  
Front-- 20 ft.  
Side-- 10 ft.  
Rear-- 10 ft.  
5.) Elevations shown are based upon the NAVD-88 datum.
- 6.) The underground utilities shown have been located from field survey information and existing drawings provided by the City of Rosemount Engineering Department. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- 7.) Property described in said Title Commitment is subject to exceptions listed in Schedule B--Section Two of said Application No. DAK-081042002:

**LEGAL DESCRIPTION:**

PER TITLE COMMITMENT APPLICATION NO. DAK-081042002

All that part of the South Half of the Northeast Quarter of Section 32, Township 115, Range 19, Dakota County, Minnesota, described as follows:

Commencing at the northwest corner of said South Half of the Northeast Quarter 1284.80 feet to the point of beginning of the land to be described; thence North 89 degrees 26 minutes 13 seconds East, assumed basis for bearings, along the north line of said South Half of the Northeast Quarter 1284.80 feet to the point of beginning of the land to be described; thence South 0 degrees 20 minutes 03 seconds West 120.00 feet; thence South 89 degrees 26 minutes 13 seconds West 544.83 feet; thence South 44 degrees 53 minutes 08 seconds West 862.95 feet; thence South 0 degrees 20 minutes 04 seconds West 124.53 feet; thence South 89 degrees 26 minutes 14 seconds West 134.50 feet to the west line of said South Half of the Northeast Quarter; thence South 0 degrees 20 minutes 03 seconds West, along said west line, 477.18 feet to the southwest corner of said South Half of the Northeast Quarter; thence North 89 degrees 27 minutes 46 seconds East, along the south line of said South Half of the Northeast Quarter, 1375.00 feet; thence North 26 degrees 28 minutes 55 seconds East 1490.64 feet to the north line of the South Half of the Northeast Quarter; thence South 89 degrees 26 minutes 13 seconds West, along said north line, 147.20 feet to the point of beginning.

AND (NO TITLE COMMITMENT PROVIDED FOR THIS PROPERTY-- NO SEARCH FOR RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS WAS MADE BY THE SURVEYOR.)

Outlot B, JUT BUSINESS PARK FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

AND (NO TITLE COMMITMENT PROVIDED FOR THIS PROPERTY-- NO SEARCH FOR RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS WAS MADE BY THE SURVEYOR.)

Outlot B, ROSEMOUNT BUSINESS PARK SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

**DEVELOPMENT INFORMATION**

Owner/Developer  
Ryan Companies US, Inc.  
50 South Tenth Street  
Suite 300  
Minneapolis, MN 55403-2012

Surveyor  
Westwood Professional Services, Inc.  
3701 12th St. N. Suite 205  
St. Cloud, MN 56301  
Ph. (320) 253-9495

**AREA SUMMARY**

OUTLOT A = 33,820 S.F. (0.78 AC.)  
OUTLOT B = 534,240 S.F. (12.26 AC.)  
OUTLOT C = 534,590 S.F. (12.27 AC.)  
OUTLOT D = 220,400 S.F. (5.04 AC.)  
OUTLOT E = 52,900 S.F. (1.21 AC.)  
OUTLOT F = 41,200 S.F. (0.94 AC.)  
R.O.W. = 18,090 S.F. (0.41 AC.)

TOTAL = 2,306,240 S.F. (52.94 AC.)

BEARINGS SHOWN ARE BASED UPON THE DAKOTA  
COUNTY COORDINATE SYSTEM NAD 83 ('86 ADJ.)

- DENOTES SET IRON MONUMENT
- DENOTES FOUND IRON MONUMENT
- DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT

Date: 5/24/07

Part of the East Half of Section 32

T. 115, R. 19

Dakota County  
Rosemount, Minnesota

Preliminary  
Plat



Westwood Professional Services, Inc.  
3701 12th St. N., Suite 205  
St. Cloud, MN 56301  
PHONE 320-253-9495  
FAX 320-253-9477  
TOLL FREE 1-800-270-9495  
www.westwoodps.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Scott A. Gyllen  
Date: \_\_\_\_\_ License No. 23002

**Revisions**


Owner: MV  
Checked: SG  
Drawn: JO  
Record Drawing by/date: \_\_\_\_\_

Prepared for:

**Ryan Companies US, Inc.**

50 South Tenth Street  
Suite 300  
Minneapolis, Minnesota 55403-2012